



Glanymor Street, Briton Ferry,
Neath, Neath Port Talbot, SA11 2LF.

Offers in the Region Of £90,000

****Exclusive with Abbey Residential Agents****

If you are interested in this home, please call us verbally.

Abbey Residential Agents are proud to offer for sale by private treaty this three bedroom semi-detached family home in need of updating in a cul de sac location of Briton Ferry.

This home requires complete refurbishment which is reflected in the marketing figure. Vacant Possession with No Onward Chain.

The accommodation consists to the ground floor of an entrance hall, lounge, dining room, kitchen, rear lobby area and a downstairs toilet. To the first floor there are three bedrooms, separate toilet and a bathroom. Externally there are front and rear gardens.

Entrance

via frosted pvc door into the hall.

Hall

Radiator. Stairs to the first floor. Door into the lounge. Door into the dining room.

Lounge

10' 2" x 8' 0" (3.10m x 2.44m)

Double glazed window to the front aspect, double radiator.

Dining Room

11' 0" x 11' 4" (3.35m x 3.45m)

Double glazed window to the rear aspect, radiator.

Kitchen

9' 10" x 7' 3" (2.99m x 2.21m)

Double glazed window to the rear aspect. Radiator. Access to the rear lobby area.

Rear Lobby Area

Door to the side aspect. Door into the toilet.

Toilet

Toilet

First Floor Landing

Double glazed window to the side aspect. Doors off to the first floor rooms.

Bedroom One

10' 4" x 11' 3" (3.15m x 3.43m)

Double glazed window to rear aspect, radiator.

Bedroom Two

10' 0" x 8' 3" (3.05m x 2.51m)

Double glazed window to the front aspect, radiator. Two alcove cupboards = one with a boiler.

Bedroom Three

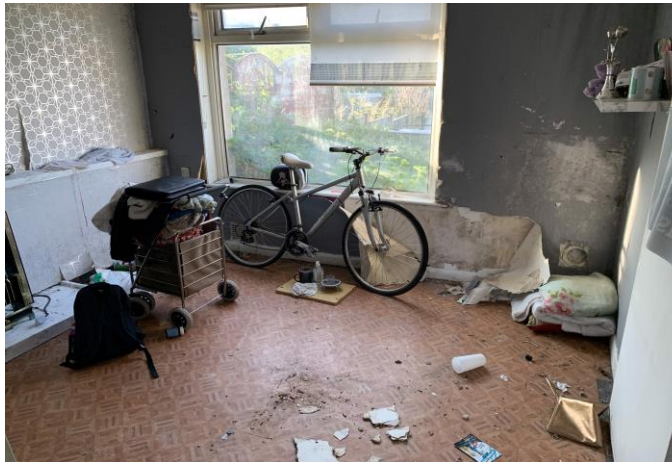
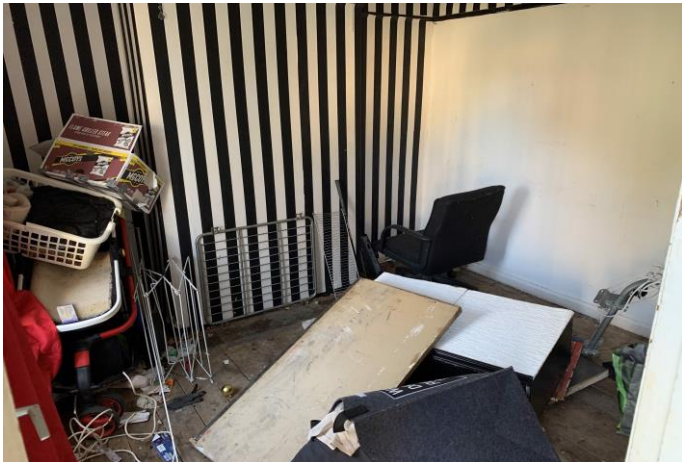
10' 7" x 7' 10" (3.22m x 2.39m)

Double glazed window to the rear aspect, radiator.

Family Bathroom

7' 0" x 4' 7" (2.13m x 1.40m)

Double glazed window to the front aspect, radiator. A suite of pedestal wash hand basin, bath.



Separate Toilet

Toilet.

Garden

To the front there is a walled frontage, laid to lawn. Side gate to the path leading to the rear garden. The rear garden is overgrown.

Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax - B

Energy Performance Certificate

New EPC is being undertaken.

Viewing by appointment with the selling agents

Please contact ourselves to arranging a viewing of the home.

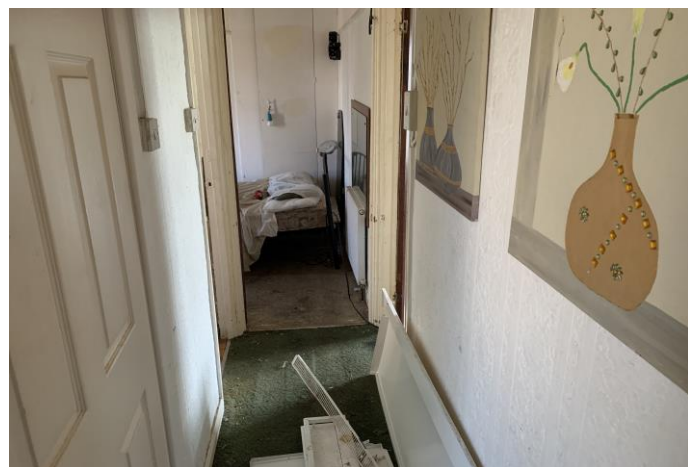
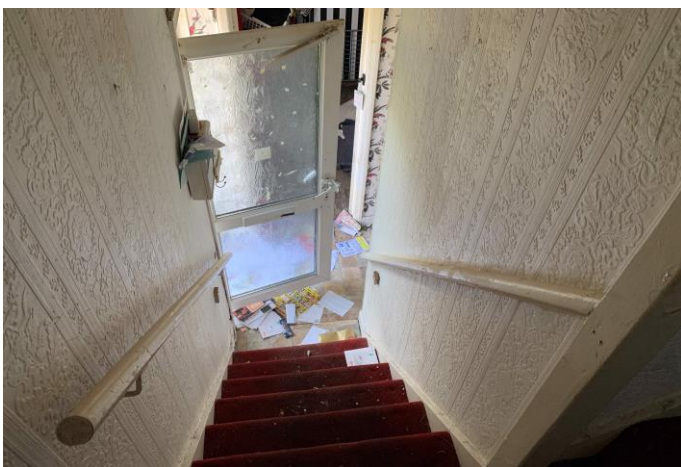
Disclaimer

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy

themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may

be required. Written quotation available upon request. Mortgages secured on property.





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